



CITY OF BELOIT

REPORT TO THE BELOIT LANDMARKS COMMISSION

Meeting Date: May 21, 2013

Agenda Item: 7

File Number: COA-2013-11

Applicant: Michael Brady, on behalf of Beloit College

Owner: Beloit College

Location: 700 College Street

Existing Zoning: PLI, Public Lands & Institutions District

Existing Land Use: Academic Building

Parcel Size: 21.22 Acres

Request Overview/Background Information:

Michael Brady, on behalf of Beloit College, has submitted an application for a Certificate of Appropriateness (COA) to install new windows, reroof, and reside historic buildings located on the Beloit College Campus. The following properties are included: Campbell Hall, Parsons Hall, Middle College, 811 Chapin, 829 College, and 717 Emerson. The subject properties are located in the College Park Historic District.

Section 32.06 of the Historic Preservation Ordinance grants the Landmarks Commission the authority to issue a COA prior to the alteration of structures within a Historic District.

Consistency with the Historic Preservation Ordinance and Strategic Plan:

Consideration of this request is consistent with the intent and purpose of the Historic Preservation Ordinance. Consideration of this request supports City of Beloit Strategic Goal #5.

Key Issues:

- The projects involved with the COA request are as follows:
 1. Campbell Hall – All windows will be replaced with aluminum clad double-hung wood windows that match the existing windows. All windows include varying grill patterns in the upper sashes of the window (e.g. 3-wides by 2-highs on the 3rd and 2nd floors, and 2-wide by 3-high on the 1st floor).
 2. Parsons Hall – reroofing using Decra metal shingles to match the existing shingles
 3. Middle College – reroofing portico using slate shingles to match the existing shingles
 4. 811 Chapin Street – reroofing using the same style and color as existing shingle
 5. 829 College Street – residing of historic house using cement board and installation of new window
 6. 717 Emerson Street – residing of historic house using cement board, reroofing, and window replacement
- Several photographs of the subject properties are attached to this report.
- During the Beloit Intensive Survey, the buildings were classified as a 'pivotal' structure within the College Park Historic District. A copy of the Intensive Survey Form is attached to this report.
- Section 32.06(5) of the Historic Preservation Ordinance includes general review criteria to be used when evaluating COA applications. The attached COA Checklist evaluates this application against the general review criteria included in the Ordinance.
- Section 32.06(5) of the Historic Preservation Ordinance establishes *Specific Review Criteria* to be used in evaluating COA applications. The following criteria are relevant to this application:
 - (1) *Proportions of Windows and Doors:* The proportions and relationships between doors and windows should be compatible with the architectural style and character of the landmark, or in case of new construction, with surrounding structures within the historic district.

The proposed window replacements will not increase window openings. The window openings will remain the same size and will not change. Moreover, the architectural styles of the proposed windows are compatible with the landmark site and historic district at large.

- (2) *Architectural Details:* Architectural details, including materials, colors and textures, should be treated so as to make a landmark compatible with the original architectural style or character of the landmark in the historic district.

The applicant has proposed the use of materials that will match existing materials found on the building and

the historic district. The proposed design and materials are compatible with the style of nearby structures and the character of the landmark site and College Park Historic District.

- Section 32.06(6) of the Historic Preservation Ordinance states that the Landmarks Commission may grant a COA if it determines:
 - (a) In the case of a landmark or landmark site, the proposed work would not detrimentally change, destroy, or adversely affect any exterior architectural feature of the improvement upon which the work is to be done.
 - (b) In the case of the construction of a new improvement upon a landmark site, the exterior of such improvement would not adversely affect or would harmonize with the external appearance of other improvements on such site.
 - (c) In the case of any property located in an historic district, the proposed construction, reconstruction, or exterior alteration conforms to the objectives and design criteria of the historic preservation plan for the City and district.
- Staff believes that the proposed actions, subject to certain conditions, satisfy the standards of Section 32.06(6)(c).

Sustainability: (Briefly comment on the sustainable long-term impact of this policy or program related to how it will impact both the built and natural environment utilizing the four following eco-municipality guidelines)

- **Reduce dependence upon fossil fuels** – The preservation and enhancement of historic structures reduces dependence upon fossil fuels by capitalizing on the embodied energy that is present in these structures. Our historic districts are compact, walkable neighborhoods that were developed when walking was a primary mode of travel.
- **Reduce dependence on chemicals and other manufacturing substances that accumulate in nature** – N/A
- **Reduce dependence on activities that harm life sustaining eco-systems** – N/A
- **Meet the hierarchy of present and future human needs fairly and efficiently** – N/A

Staff Recommendation:

The Planning and Building Services Division recommends approval of a Certificate of Appropriateness to install new windows, reroof, and reside historic buildings located on the Beloit College Campus located at 700 College Street, based on the standards and criteria contained in the Historic Preservation Ordinance and subject to the following conditions:

1. The applicant shall use the materials that were described and illustrated in the application and attachments.
2. This COA authorizes the applicant to make the requested changes to the following properties on Beloit College Campus: Campbell Hall, Parsons Hall, Middle College, 811 Chapin, 829 College, and 717 Emerson.
3. All work shall be completed by December 31, 2013.
4. The applicant shall obtain a Building Permit before beginning construction. The completion date above does not extend any other time limits, such as those imposed by an order from the Community and Housing Services Division
5. Any changes or additions to this Certificate of Appropriateness must be reviewed and approved by staff prior to the start of any work. Work done without prior approval will be subject to the issuance of correction orders or citations.

Fiscal Note/Budget Impact: N/A

Attachments: Photographs, Site Plan, Application, Intensive Survey Form, and COA Checklist.



Campbell Hall a/k/a North College

Parsons Hall





Middle College

811 Chapin Street





829 College Street

717 Emerson Street



CITY of BELOIT

PLANNING AND BUILDING SERVICES DIVISION

100 State Street, Beloit, WI 53511 Phone: (608) 364-6700 Fax: (608) 364-6609

CERTIFICATE of APPROPRIATENESS APPLICATION

(Please Type or Print)

File Number: COA-2013-11

1. Address of property: 700 COLLEGE ST

2. Parcel #: _____

3. Owner of record: Beloit College Phone: (608) 363-2200

SAME
(Address) (City) (State) (Zip)

4. Applicant's Name: MICHAEL BRADY

SAME
(Address) (City) (State) (Zip)

(Office Phone #) (Cell Phone #) (E-mail Address)

5. Present use of property: EDUCATION

6. The following action is requested:

- Approval of COA by Landmarks Commission (projects not listed below)
- Approval of COA by staff: (Check all that apply)
- Roof repair/replacement
 - Gutter repair/replacement with historically appropriate materials and in historically appropriate styles
 - Private sidewalk and driveway repair/replacement with historically appropriate materials in the same dimensions, placement and orientation
 - Installation of historic plaques (residential properties only)
 - Chimney repair and tuckpointing according to the Secretary of the Interior standards and in historically appropriate color and design
 - Installation of fences
 - Storm window/storm door repair or replacement
 - Installation of glass blocks in basement window openings

Please continue to #7 (Over)

CERTIFICATE of APPROPRIATENESS APPLICATION (continued)

7. Description of Project: Describe each item of the project separately.

Project item: Include existing condition(s) when describing item. Also describe the proposed work, material(s) to be used, and the impact the item would have on existing historic or architectural features of the property. (Attach additional sheets if necessary.)

717 EMERSON 1. RESIDE THE HOUSE USING A PRODUCT CALLED CEMENT BOARD DUPLICATING CURRANT PATTERN. 2. ROOF SHINGLES WILL BE REPLACED WITH COMPARABLE STYLE + COLOR. 3. WINDOW REPLACEMENT PARCEL # 13670485 WITH SAME STYLE + COLOR

8. Attachments:

- Site Plan of the lot (Please indicate direction of north, dimensions, structures, etc.)
- Sketches, drawings, building and streetscape elevations, and/or annotated photos
- Exterior photos
- Specifications (materials) for the project
- Phased development plan for the project (if proposed in phases)
- Inspection report (required for demolition requests only)
- Cost estimates for all the proposed work
- Other (please explain): _____

9. Source of Funds: Please indicate if funds for the project are being secured from any of the following sources:

- NHS City of Beloit SHSW Federal

NOTE:

The Beloit Landmarks Commission meets at 7:00 PM on the third Tuesday of the month. Meetings are held in The Forum of Beloit City Hall, 100 State Street. Applications must be filed with the Neighborhood Planning Division by the filing deadline date prior to the next Landmarks Commission meeting.

If you have questions or need assistance in completing this form, contact the City of Beloit Neighborhood Planning Division (364-6700).

Michael Brady / MICHAEL BRADY / _____
(Signature of applicant) (Print name) (Date)

Review fee: **\$50.00*** / **\$25.00* if staff approved** Amount paid: \$ 50.00
* Review fees are doubled to **\$100.00** and **\$50.00**, respectively, when work begins prior to issuance of a COA.
Scheduled meeting date: May 21, 2013
Application accepted by: Michael D. Lofton II Date: May 1, 2013

INTENSIVE SURVEY FORM Historic Preservation Division State Historical Society of Wisconsin

| | | | | | | | | |
|--|---|---|--|---|---|---|------|-------|
| 1 City, Village or Town: BELOIT | | County: ROCK | Surveyor: Richard P. Hartung | Date: July, 1981 | Street BELOIT COLLEGE CAMPUS North College | | | |
| Street Address: BELOIT COLLEGE CAMPUS North College | | Legal Description: See ISF--Middle College | | Acreage: | | | | |
| Current Name & Use: North College--Classrooms | | Current Owner: The Trustees of Beloit College | | | Number | | | |
| Film Roll No. RO-83 *RO-112 | | | Current Owner's Address: 700 College Avenue, Beloit, Wisconsin | | | | | |
| Negative No. 10 *5 | | | Special Features Not Visible In Photographs: | | | | | |
| Facade Orient. S | Interior visited? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | | | | | | | |
| 2 Original Name & Use: College Dormitory | | Source A | Previous Owners | Dates | Uses | Source | Town | |
| Dates of Construction/Alteration 1854 | | Source A | | | | | | Range |
| Architect and/or Builder: Lucas Bradley, Racine | | Source A | | | | | | |
| 3 Architectural Significance <input type="checkbox"/> Represents work of a master <input type="checkbox"/> Possesses high artistic values <input checked="" type="checkbox"/> Represents a type, period, or method of construction <input type="checkbox"/> Is a visual landmark in the area <input type="checkbox"/> Other: _____ <input type="checkbox"/> None | | 4 Historical Significance <input type="checkbox"/> Assoc. with lives of significant persons <input type="checkbox"/> Assoc. with significant historical events <input type="checkbox"/> Assoc. with development of a locality <input checked="" type="checkbox"/> Other: Associated with development of Beloit College <input type="checkbox"/> None | | Section | | Map Name Near East Side Historic District | | |
| Architectural Statement: Although remodelled in the century after its initial construction in 1854, North College still retains the simple classical lines designed by Racine architect Lucas Bradley. The three story building, built of red brick (from the Turtle Township kiln of Asa Curtis) is divided into bays by slightly projecting pilasters. Three bays wide (across the north and south facades) and two bays deep (east and west facades), each bay has one window per story, surrounded by flat stone lintels and projecting sills. A broad architrave and frieze (over) | | Historical Statement: North College was built in 1854 as the first college dormitory, in response to the need of more living space for men, and in part as a response to the coming of the railroad to Beloit, that brought laborers to town industry. Exhausted laborers were more preferable boarders for Beloit housewives than college students, given to irregular hours and unpredictable practices and pranks. (over) | | | | | | |
| 5 Sources of Information (Reference to Above) A R. H. Irrmann, "Data on Beloit College Buildings, on file at RCHS Archives B Helen Patton, "Lucas Bradley: Carpenter, Builder, Architect," <u>Wisconsin Magazine of History</u> , Vol. 58, No. 2, Winter 1974-75, pp. 118-119 C | | 6 Representation in Previous Surveys <input type="checkbox"/> HABS <input type="checkbox"/> NAER <input checked="" type="checkbox"/> WIHP <input type="checkbox"/> NRHP <input type="checkbox"/> landmark <input type="checkbox"/> other: | | 7 Condition <input checked="" type="checkbox"/> excellent <input type="checkbox"/> good <input type="checkbox"/> fair <input type="checkbox"/> poor <input type="checkbox"/> ruins | | Map Code NES 83/10 | | |
| D | | 8 District: Near East Side Historic Dist. <input checked="" type="checkbox"/> pivotal <input type="checkbox"/> contributing <input type="checkbox"/> non-contributing initials: R date: 8/1/81 | | | | | | |
| E | | 9 Opinion of National Register Eligibility <input checked="" type="checkbox"/> eligible <input type="checkbox"/> not eligible <input type="checkbox"/> unknown <input type="checkbox"/> national <input type="checkbox"/> state <input type="checkbox"/> local initials: R | | | | | | |
| F | | | | | | | | |

North College Campus--North College
Architectural Statement (Continued)

cap the composition, below the projecting cornice and hip roof. Originally, the building featured recessed shallow arches running from the water table to the eaves, bracketed eaves, a sloping hip roof and a slight central dormer. (B) But in 1940, a general campus remodelling attempted to unite buildings on the north end of the campus to conform with the new face of Middle College (c.f.). Brackets were removed from below the eaves and the architrave and frieze were added to cover the shallow brick arches. A pedimented portico, supported by Doric columns, was added to the front entry. Nevertheless, the chaste lines and tall proportions of the original design remain.

In the basement of the original building was a kitchen and a dining club, probably disappearing in the 1890's.

Historical Statement (Continued)

The cost exceeded the estimate of \$4,000 by \$3,000 and the dormitory was built on borrowed funds. Lucas Bradley, Racine, was the architect.

The building remained a dormitory until 1891-1892 when Chapin Hall was built as a residence for men. It was used for classroom instruction until the construction of Morse-Ingersoll in 1931, and reverted to dormitory use for women. Sometime in the 1950's, it again was returned to office and classroom use. Later, the infirmary and college nurse were housed there, and much later the basement became the accounting offices and the treasurer's office.
(A)




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#17

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INTENSIVE SURVEY FORM Historic Preservation Division State Historical Society of Wisconsin

| | | | | | | | | |
|--|---|---|---------------------------------|--|---|---|--------------------------|--|
| City, Village or Town: 1 BELOIT | | County: ROCK | Surveyor: Richard P. Hartung | Date: July, 1981 | Street BELOIT COLLEGE CAMPUS (College St.) Number 829 | | | |
| Street Address: BELOIT COLLEGE CAMPUS 829 College Street | | Legal Description: Part of Lots 12 & 13, Block 26, Original Plat | | Acreage: | | | | |
| Current Name & Use: Theta Pi Gamma Sorority | | Current Owner: Theta Pi Gamma Sorority | | | | | | |
| Film Roll No. RO-109 |  | Current Owner's Address: Same | | | | | | |
| Negative No. 15 | | Special Features Not Visible In Photographs: | | | | | | |
| Facade Orient. W | | Interior visited? <input type="radio"/> Yes <input checked="" type="radio"/> No | | | | | | |
| Original Name & Use: 2 Theta Pi Gamma Sorority | | Source B | Previous Owners | Dates | Uses | Source | Town Range Section | |
| Dates of Construction/Alteration c. 1928 | | Source A,B | | | | | | |
| Architect and/or Builder: | | Source | | | | | | |
| 3 Architectural Significance <input type="radio"/> Represents work of a master <input type="radio"/> Possesses high artistic values <input type="radio"/> Represents a type, period, or method of construction <input type="radio"/> Is a visual landmark in the area <input type="radio"/> Other: _____ <input checked="" type="radio"/> None | | 4 Historical Significance <input type="radio"/> Assoc. with lives of significant persons <input type="radio"/> Assoc. with significant historical events <input type="radio"/> Assoc. with development of a locality <input type="radio"/> Other: _____ <input checked="" type="radio"/> None | | Architectural Statement: Two story plus attic sorority house with Dutch Colonial impact and Colonial Revival details including a handsome entrance. The entrance features side lights, a top light and a Doric portico consisting of two columns and an entablature. Box bay window to north, double "French" doors across facade, and unusual barrel vault dormers with semi-circular fixed sash above the regular sash. | | Historical Statement: The only one of the group of fraternity and sorority houses along College Street which was built by the organization itself, which still owns the property. Theta Pi Gamma was a local sorority which went national as Delta Gamma and subsequently was stripped of its charter c. 1961 at about the same time it pledged a Black student, who was the daughter of an alumna.(B) | | Map Name Near East Side Historic District Map Code NES 109/15 |
| 5 Sources of Information (Reference to Above) A Beloit Tax Rolls, RCHS Archives B Information supplied by Robert H. Irrmann, Beloit College Archivist, October, 1981 C D E F | | 6 Representation in Previous Surveys <input type="radio"/> HABS <input type="radio"/> NAER <input checked="" type="radio"/> WIHP <input type="radio"/> NRHP <input type="radio"/> landmark <input type="radio"/> other: | | 7 Condition <input checked="" type="radio"/> excellent <input type="radio"/> good <input type="radio"/> fair <input type="radio"/> poor <input type="radio"/> ruins | | 8 District: <u>Near East Side Historic Dist.</u> <input type="radio"/> pivotal <input checked="" type="radio"/> contributing <input type="radio"/> non-contributing initials: <u>R</u> date: <u>8/1/81</u> | | |
| | | 9 Opinion of National Register Eligibility <input checked="" type="radio"/> eligible <input type="radio"/> not eligible <input type="radio"/> unknown <input type="radio"/> national <input type="radio"/> state <input type="radio"/> local initials: <u>RH</u> | | | | | | |
| | | | | | | | | |

629 Collyer

South-
west



west

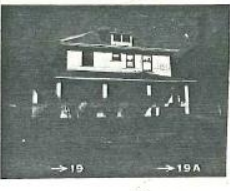


north-
west



August, 1991

INTENSIVE SURVEY FORM Historic Preservation Division State Historical Society of Wisconsin

| | | | | | |
|---|---|---|--|--|--------------------------|
| City, Village or Town: BELOIT | | County: ROCK | Surveyor: Richard P. Hartung | Date: July, 1981 | Street Emerson |
| Street Address: 717 Emerson | | Legal Description: | | Acreage: | |
| Current Name & Use: Residence | | | Current Owner: | | Number 717 |
| Film Roll No. RO-104 |  | Current Owner's Address: | | Special Features Not Visible In Photographs: | |
| Negative No. 19 | | Interior visited? <input type="radio"/> Yes <input checked="" type="radio"/> No | | | |
| Facade Orient. S | | | | | |

| | | | | | | |
|--|--------------------|-----------------|-------|------|--------|-------------------|
| 2 Original Name & Use: | Source | Previous Owners | Dates | Uses | Source | Town Range |
| Dates of Construction/Alteration c. 1900 | Source A | | | | | |
| Architect and/or Builder: | Source | | | | | |

| | | |
|--|---|--|
| 3 Architectural Significance <input type="radio"/> Represents work of a master <input type="radio"/> Possesses high artistic values <input type="radio"/> Represents a type, period, or method of construction <input type="radio"/> Is a visual landmark in the area <input checked="" type="radio"/> Other: None | 4 Historical Significance <input type="radio"/> Assoc. with lives of significant persons <input type="radio"/> Assoc. with significant historical events <input type="radio"/> Assoc. with development of a locality <input type="radio"/> Other: <input checked="" type="radio"/> None | Section Map Name Near East Side Historic District |
| Architectural Statement: Two story plus attic foursquare vernacular house. Hip roof has a pent roof dormer on each side. A full deep veranda extends across front and wraps around southwest corner; pillars are square columns. Alterations to this house are board and batten siding on second story and porch. Windows on second floor are all of different sizes. | Historical Statement: | |

| | | |
|--|--|-------------------------------|
| 5 Sources of Information (Reference to Above) A Visual estimate of surveyor | 6 Representation in Previous Surveys <input type="radio"/> HABS <input type="radio"/> NAER <input checked="" type="radio"/> WIHP <input type="radio"/> NRHP <input type="radio"/> landmark <input type="radio"/> other: | Map Code NES 104/19 |
| B | 7 Condition <input type="radio"/> excellent <input type="radio"/> good <input checked="" type="radio"/> fair <input type="radio"/> poor <input type="radio"/> ruins | |
| C | 8 District: Near East Side Historic Dist. <input type="radio"/> pivotal <input checked="" type="radio"/> contributing <input type="radio"/> non-contributing initials: R date: 2/1/81 | |
| D | 9 Opinion of National Register Eligibility <input checked="" type="radio"/> eligible <input type="radio"/> not eligible <input type="radio"/> unknown <input type="radio"/> national <input type="radio"/> state <input type="radio"/> local initials: R | |
| E | | |
| F | | |

717 Emerson

South



South-
west



South-
east



July, 1991

CITY of BELOIT

Planning and Building Services Division

100 State Street, Beloit, WI 53511 Phone: (608) 364-6700 Fax: (608) 364-6609

CERTIFICATE OF APPROPRIATENESS CHECKLIST

For property located at: 700 College Street

| GENERAL REVIEW CRITERIA | YES | NO | N/A |
|---|------------|-----------|------------|
| Has every reasonable effort been made to provide a compatible use for a property that requires alteration for use other than for its originally intended purpose? | | | X |
| Will the applicant retain distinguishing original qualities or character of a building, structure or site? The removal or alteration of any historic material or distinctive architectural features should be avoided when possible. | X | | |
| Is the applicant proposing alterations that have a historical basis, rather than trying to create an earlier or later appearance? | X | | |
| Has the applicant recognized and respected changes in the development of a building over time that may have acquired significance in their own right? | | | X |
| Has the applicant treated with sensitivity distinctive stylistic features, or examples of skilled craftsmanship that characterize a building, structure or site? | X | | |
| Has the applicant repaired, rather than replaced, deteriorated architectural features, wherever possible? If replacement is necessary, the new material should match the material being replaced in composition, design color, texture and other visual qualities. | X | | |
| Has the applicant avoided sandblasting and other cleaning methods that will damage the surface of the historic building? | | | X |
| Has the applicant made every possible effort to protect and preserve archeological resources affected by or adjacent to any project? | | | X |
| If a contemporary design for alterations and additions is proposed, does this design retain significant historical, architectural or cultural material and is the design compatible with the size, scale, color, material and character of the property and neighborhood? | X | | |
| Are new additions or alterations to buildings done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the building would be unimpaired? | X | | |